

FORT KNOX REPLACE HIGH SCHOOL INDUSTRY FORUM

The Brown Hotel
Gallery Ballroom
Louisville, KY

April 16, 2007



US Army Corps of Engineers, Louisville District



FORT KNOX REPLACE HIGH SCHOOL

Industry Forum



US Army Corps of Engineers, Louisville District



Agenda

- 9:00 Administrative Announcements**
- 9:10 Opening Remarks**
- 9:20 FKHS Project Overview**
- 10:00 Two Phase Procurement Process**
- 10:15 Construction Contract Administration**
- 10:30 Small Business Requirements - Subcontracting**
- 10:45 Open Forum (Questions)**
- 11:00 Networking / Discussions**



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Administrative Announcements

- Special Guests
- Introductions

WWW.LRL.USACE.ARMY.MIL/LRLEVENTS



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Opening Remarks



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Industry Forum Opening Remarks

COL. Raymond G. Midkiff
Commander and District Engineer



US Army Corps of Engineers, Louisville District



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Industry Forum Opening Remarks

Domestic Dependent Elementary and Secondary Schools
Area Service Center Facilities Engineer



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Industry Forum Project Overview



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Industry Forum
Project Overview

Project Manager
U.S. Army Corps of Engineers
Louisville District



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Project Overview

- Design - Build new High School
 - Location
 - Scope
 - MILCON Transformation
 - Project Cost
 - Requirements / Preferences
 - Schedule



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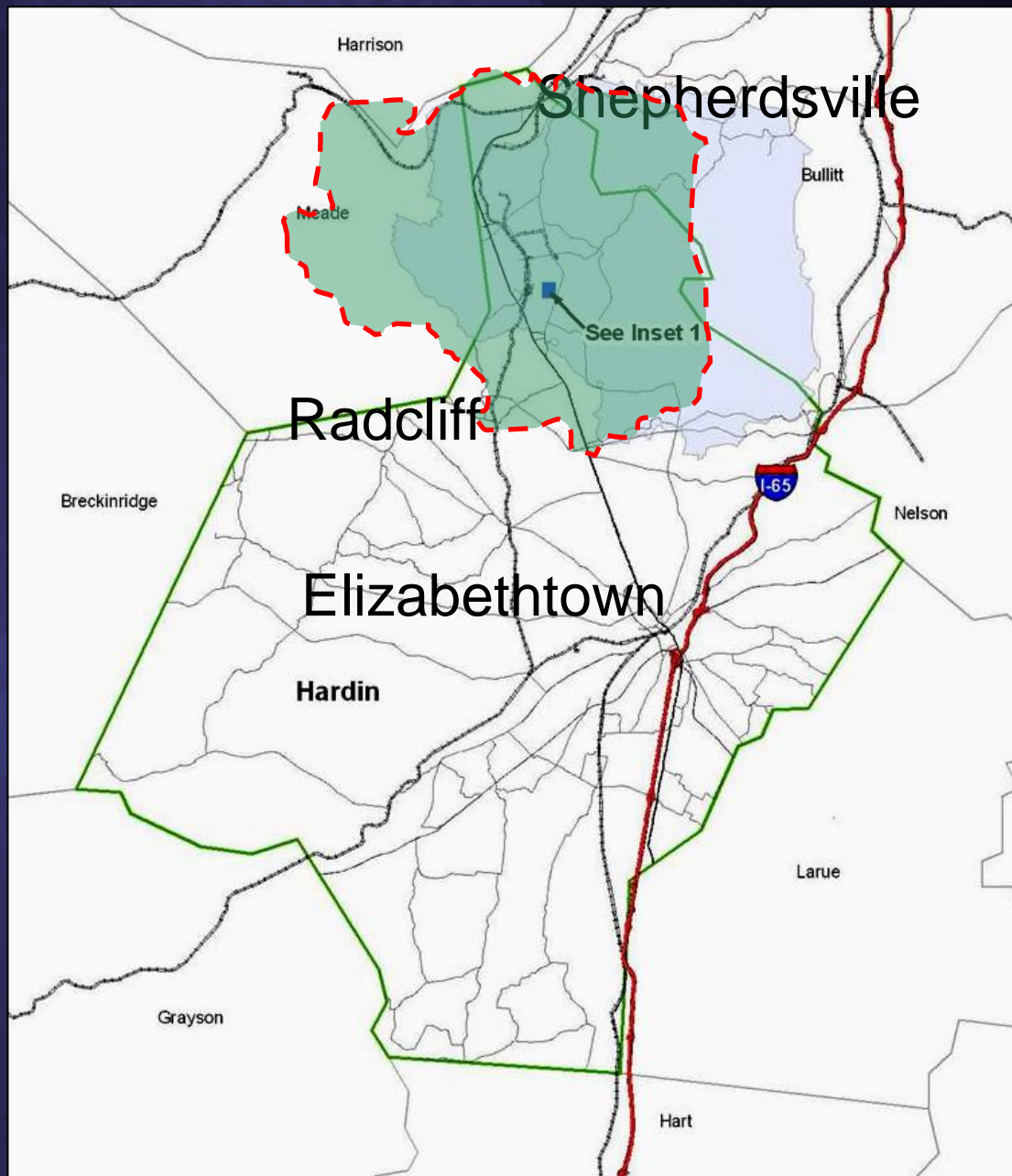
Project Overview

- Design - Build new High School
 - Location



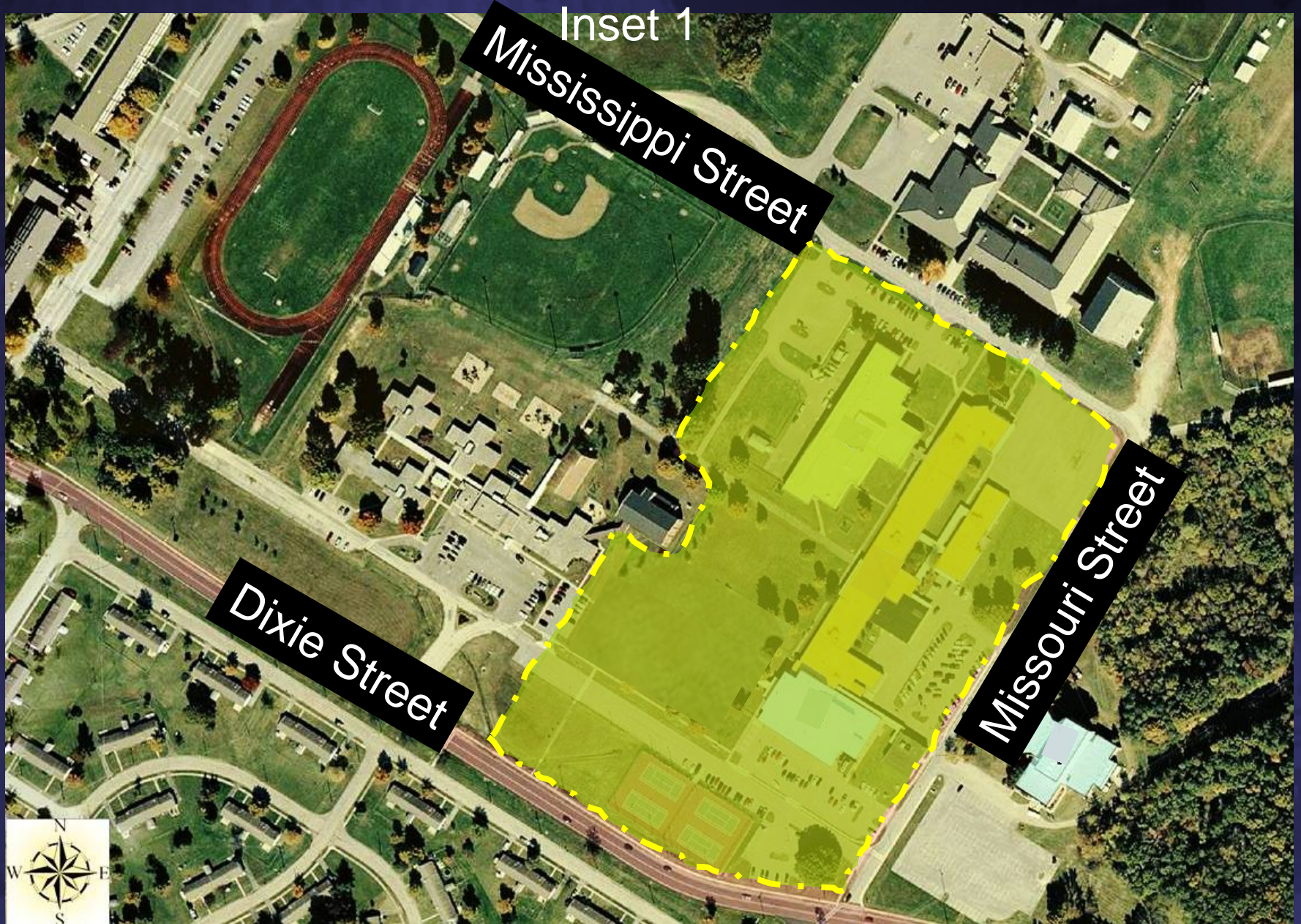
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Inset 1

Mississippi Street

Dixie Street

Missouri Street



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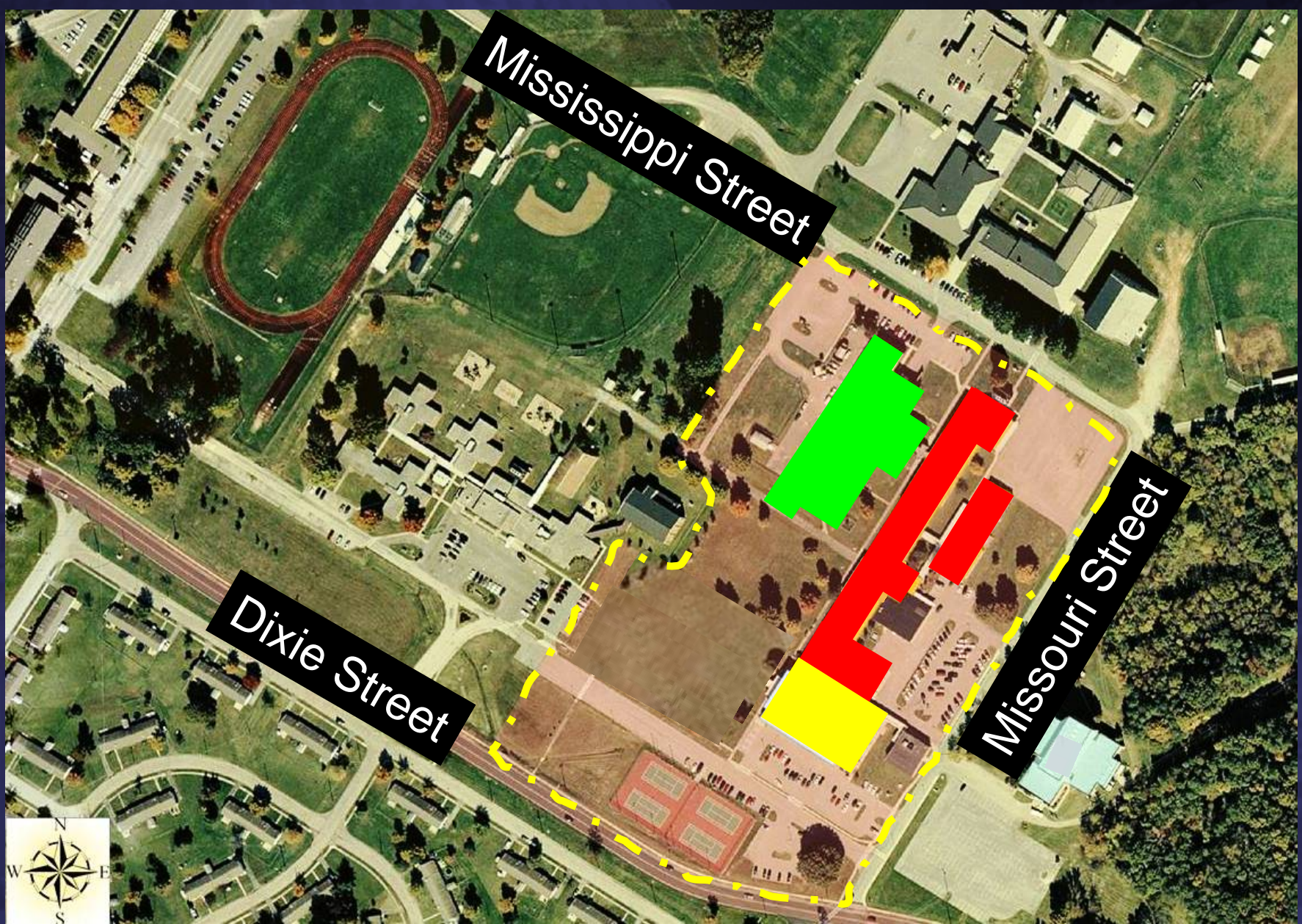


Mississippi Street



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Project Overview

- Design - Build new High School
 - Location
 - Scope
 - New High School (tie into Voc. Ed. Bldg and Gym)
 - 71,500 SF
 - Paint interior of Voc. Ed. Bldg
 - 7,681 SF (floor area)
 - Renovate Existing Gymnasium
 - Replace HVAC system
 - Replace plumbing fixtures and finishes (locker rooms)
 - Paint all interior and exterior painted surfaces
 - Relocate and upgrade existing utilities (as req)
 - Construction of bus drop-off area
 - Also separate area for student drop-off by automobile
 - Demolish Existing High School
 - 114,826 SF



Project Overview

- Design - Build new High School
 - Location
 - Scope
 - MILCON Transformation



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MILCON Transformation Principles

- Commercial Codes and Specifications
- International Building Code
- Anti-terrorism / Force Protection
- Contract requirements are minimums
- Performance Based requirements
- True Design-Build
- Invitation for Industry Innovation



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Project Overview

- Design - Build new High School
 - Location
 - Scope
 - MILCON Transformation
 - Project Cost



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Project Cost

- Contract Cost Limit \$ 16,050,000
- Total available amount for contract award

Contract Award \leq \$16,050,000



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Project Overview

- Design - Build new High School
 - Location
 - Scope
 - MILCON Transformation
 - Project Cost
 - Minimum Requirements / Preferences



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Minimum Requirements

- NEW
 - New High School 71,500 SF
- Painting (Interior)
 - Voc Ed Bldg 7,681 SF
- Renovations
 - Gymnasium 16,300 SF
- Demolition
 - Existing school 114,826 SF



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Minimum Scope Requirements

- Water source heat pump (existing well field)
- Full masonry facade
- Sloped Standing Seam Metal Roof
- Direct Interior connection to all buildings



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Preferences

- Day lighting in classrooms
- Single story building
- Full brick facade
- New gymnasium
- Additional LAN and Communication drops
- Construct new women's softball field
- Add two additional classrooms



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Project Overview

- Design - Build new High School
 - Location
 - Scope
 - MILCON Transformation
 - Project Cost
 - Minimum Requirements / Preferences
 - Project Schedule



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Project Schedule Milestones

- Synopsis in FedBizOps.....• March 15, 2007:A
- Issue Phase I of the Solicitation.....• April 11, 2007:A
- Industry Forum.....• April 16, 2007
- Phase I proposals due.....• May 15, 2007
- Issue Phase II of the Solicitation.....• June 1, 2007
- Phase II proposals due.....• July 18, 2007
- Award D/B Contract.....• August 27, 2007
- Contract Completion.....• NTP + 540 days



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Industry Forum
Project Overview

Project Manager
U.S. Army Corps of Engineers
Louisville District



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Two Phase Procurement Process



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Industry Forum

Two Phase Procurement Process

Pamela Kaelin
Contract Specialist
502-315-6175



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How to get to the Solicitation

- www.fbo.gov
- This project is W912QR-07-R-0038
 - Synopsis and Modifications
 - View interested vendors list
 - Register as an interested vendor
 - Register to receive notification
- Download Technical Data Package
 - Need to be registered in CCR
 - Need to be registered in Fedteds



The Procurement Process

- This is a two phase design build request for proposal (D/B RFP).
- Phase I Section 00116
- Phase II Section 00118
- Award a firm fixed price contract to one contractor to be responsible for the design and construction of this project.



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Phase I Proposal Requirements

- Proposals for Phase I are due by 4 PM local time (EST) on 15 May 2007.
- Phase I proposals do not include price proposals.
- Phase I proposals include:
 - Volume I Qualifications and Technical Information
 - Volume II Pro Forma Information



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Phase I Proposal Requirements

Volume I - Qualifications and Technical Information

- **Specialized Experience**
 - Prime Contractor
 - Design Firm
- **Past Performance**
 - Prime Contractor
 - Design Firm
 - Utilization of Small Business
- **Organizational and Technical Approach**



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Phase I Proposal Requirements

Volume II- Pro Forma Information

- **Evidence of ability to obtain bonding**
- **Proof of financial ability**
- **Representations and certifications
(Section 00600)**



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Phase I Evaluation

- Factors will be rated in the identified order of importance.
- Using adjectival ratings: excellent, good, satisfactory, marginal, and unsatisfactory.
- Using Go/ No Go ratings.
- An overall rating will assigned.
- Up to 5 of the most highly qualified offerors will be invited to propose in Phase II.



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Phase II Proposal Requirements

- **Volume I Design Technical**
 - Building Functional Arrangement and Aesthetics
 - Quality of Building Systems and Materials
 - Site Design
- **Volume II Price and Pro Forma**
 - Price
 - Bonding
 - Subcontracting Plan



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Phase II Evaluation

- Phase I ratings will not be carried over.
- Factors will be rated in the identified order of importance.
- Using adjectival ratings: excellent, good, satisfactory, marginal, and unsatisfactory.
- Using Go/ No Go ratings.
- An overall rating will be assigned.



Cost Technical Trade-Off Analysis

The award cannot exceed **\$16,050,000.**

- Using the technical evaluation ratings for Phase II and the proposed prices.
- Award to the offeror that offers the best value to the Government considering their proposed price and technical proposal rating.

The award cannot exceed **\$16,050,000.**



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Construction Contract Administration MILCON Transformation Design-Build



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Construction Contract Administration
MILCON Transformation Design-Build

Chief Construction Division



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Design

- True Design-Build
 - Opportunity for Innovation.
- Fast Track Design.
- Over-The-Shoulder Design Reviews.
 - Depending upon the complexity of the package turn-around has been as short as one week.



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Construction Submittals

- Most documentation requirements can be satisfied with standard cut sheets or brochures.
- Materials and equipment are identified in the original proposal are considered “approved” and minimum submittal information is required.
- Need for shop drawings is established by the Designer of Record (DOR)
- Most approved by DOR or Contractor Quality Control



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Request For Information (RFI)

- RFI
 - Majority of Requests for Information (RFI) are answered by the DOR. Information copy is provided to the Corps.



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Quality

- Quality
 - Quality standards and tolerances typically established by industry and commercial organizations.



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Progress Payments

- Progress Payments
 - Made within 2 weeks of receipt of a coordinated Pay Request.
- Interim Payments
 - Made if the project is on schedule within 2%.
- Out-of-cycle Progress Payments
 - Made for significant deliveries of stored materials.



Partnering

- Partnering
 - The Corps is committed to the Partnering process at all levels.
 - The Corps seeks to develop high -performing, profitable and long lasting partnerships.



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Construction Contract Administration
MILCON Transformation Design-Build

Chief Construction Division



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Small Business Requirements Subcontracting



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Small Business Requirements Subcontracting

US Small Business Administration
Business Development Specialist
502-582-5971 x266



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Why a Subcontracting Plan?

- Mandated by the Federal Acquisition Regulations - FAR 19.702(a)(1)
 - Over \$550k or \$1 mil in construction
 - Offeror shall submit an acceptable plan in order to receive award
 - Failure to comply in good faith is in material breach of the contract and subject to liquidated damages.



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Subcontracting Plan Requirements

- Eleven Elements in a Plan (FAR 19.704)
 - 1. Separate Percentage Goals for each Small Business Category
 - 2. Statement of TOTAL Dollars Planned to be Subcontracted to Large & SB
 - 3. Description of Principal Types of Supplies/Services to be subcontracted along w/types planned for SB
 - 9. All LB Subcontractors w/subcontracts over \$550k or \$1 mil in construction must adopt a Sub Plan that complies with FAR 52.219-9



SMALL BUSINESS QUESTIONS



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Open Forum / Questions



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Networking / Discussions



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Networking / Discussions

1 -DE

5-SB

4-CT

3-CD

2-PM



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